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04/11/2025 01:14 PM Pages: 1 of 3 Fees: \$308.50
Skagit County Auditor

After recording return to:

Randy M. Boyer Inc P.S.
7017 196th ST SW
Lynnwood WA 98036

Document Title: Declaration of Condominium for Hillcrest Condominium

Reference Number(s) of Document assigned or released: 202409030040

Grantor(s): Home Development Company Inc, A Washington Corporation

Grantee(s): Hillcrest Condominium Owners Association

Legal Description

(abbreviated: i.e., lot, block, plat or section, township, range):
Additional legal on Exhibit A of document(s)

Lot 1, Hillcrest Landing recorded April 15, 2013 Aud. File No. 201304150001
Records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number(s): 6012-000-000-0001/P131439

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
HILLCREST CONDOMINIUM

WHEREAS, the declaration of Condominium for Hillcrest Condominium was recorded under Skagit County Recording Number 202409030040; and

WHEREAS, the Declarant wishes to amend the Declaration;

NOW THEREFORE:

The Declaration of Condominium for Hillcrest Condominium is amended in the following particulars:

1. Section 12 is deleted and replaced with the following Section 12:

SECTION 12 - INSURANCE.

12.1. In General. Due to the unavailability of Condominium Insurance for this property at a reasonable price due to the emerging insurance crisis, the Association does not provide any property insurance coverage on the Units in the Condominium, the Units or improvements within a Unit.

12.2. Owner's Insurance. Unit owners shall obtain insurance covering the homes, structures, equipment, improvements and betterments in a Unit installed by the Declarant or the Unit Owners, insuring against all risks of direct physical loss commonly insured against in an amount equal to the full replacement cost based on an insurance assessment, less a reasonable deductible. The Owner's policy must include liability insurance coverage of at least \$500,000.00. Upon request of a Unit Owner or Association, the other Unit Owner must provide proof of insurance coverage annually. If an Owner fails to keep insurance on its Unit in good standing then the Owner of an uninsured Unit will personally responsible for the costs of rebuilding the Unit Home and any costs incurred or damages suffered by the other Unit Owner caused by said lack of insurance.

2. Section 13 is deleted and replaced with the following Section 13:

SECTION 13 - DAMAGE OR DESTRUCTION: RECONSTRUCTION

13.1. Responsibility. Each Unit Owner is responsible for repairing or replacing any damages to the improvements within a Unit, except as provided in Sections 13.3 and 13.4.

13.2 Manner of Reconstruction. If destroyed or damaged property is to be reconstructed or repaired, the reconstruction or repair thereof shall be accomplished as nearly as practicable to the character of the building or improvement existing immediately prior to such casualty. Any reconstruction or repair shall be done in accordance with then prevailing Building Code requirements and may be done with contemporary building materials and achieved by utilizing updated construction systems and technology.

13.3 Association Insurance. In the event that the Association has insured the homes, then pursuant to Section 7.3 of this Declaration the Association has the responsibility to repair or replace property that is damaged or destroyed as required by RCW 64.90.470(8).

13.4. Payment of and Procedure for Reconstruction. The proceeds collected from the Association insurance on account of casualty, any payments from or on behalf of Unit Owners pursuant to this Declaration on account of such casualty, and funds in the Association's Reserve Account, shall constitute a construct fund that shall be disbursed in payment of the costs of reconstruction and repair pursuant to Section 11.

WITNESS WHEREOF, we have hereunto set our names this day

Date: 4-11-2025

Declarant: Home Development Company Inc.

David E. Nolan, CEO

David E. Nolan, CEO

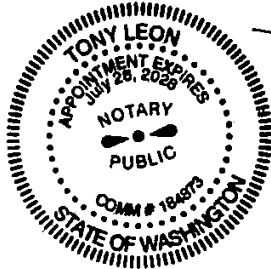
STATE OF WASHINGTON)

ss.

COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that David E. Nolan signed this instrument as CEO of Home Development Company, Inc. and on oath stated that he was authorized to execute the instrument as a CEO of the Corporation and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 11th day of April, 2025.



Tony Leon
Print Name: Tony Leon
Notary Public in and for The State of Washington
Residing in Skagit
My Commission expires: 07/26/2028